



FILE: PA05-0005

DATE: March 31, 2005

TO: File/Record/Applicant

FROM: Timothy S. Neely, Director, Planning and Development Services Department

SUBJECT: Planning Application PA05-0005 for Site Development Permit

APPLICANT: AT&T Wireless, applicant
Santa Margarita Water District, property owner
Anissa S. Youngblood of Infranext, agent

I. NATURE OF PROJECT:

AT&T Wireless requests approval of unmanned, wireless telephone facility on the sides of an existing 39 foot tall water tank. The project site, 31983 Violeta Lane, is one of two tanks at this location. The other tank does not have antennae. The proposal includes the installation of three antennae (with two panels each) between 27 feet and 33 feet off the ground, and related equipment cabinets (six) on the ground in a new equipment shelter building 8 feet tall and located the minimum 10 foot distance from the front property line under the applicable Coto de Caza Specific Plan Rural Residential land use designation.

This application was reviewed by the adjoining City of Rancho Santa Margarita, which responded that it had no comment, the County Sheriff's Department, which indicated this application had already been approved by them, and the Coto de Caza Specific Plan Board of Review, which responded that it had no comment.

Comparable facilities, also including panel antennae on the sides of this same tank, were previously approved for other carriers via PA97-0122, PA00-0143, and PA03-0116. All existing and proposed antennae are and will be painted to match the existing tank.

II. REFERENCE: (Authority for Administrative action is given by what ordinance, regulation, etc.)

Orange County Zoning Code Section 7-9-150 "Discretionary Permits and Procedures"; Section 3.3.a. of the Coto de Caza Specific Plan Amendment 3 text, requiring a site development permit for such private utility/community facilities in the Rural Residential area.

III. ENVIRONMENTAL DOCUMENTATION:

The proposed project was found to be addressed by previous Negative Declaration PA030116, which became final on February 19, 2004. The mitigation measures of that document were construction period noise impacts, which is addressed through a recommended condition of approval, and

compatibility with the County Emergency Communications System, which the Sheriff indicates has been accomplished. Appendix A contains the required CEQA Finding.

IV. CERTIFICATION:

I hereby certify that the subject proposal has been Conditionally Approved as noted below.

Timothy S. Neely, Director
Planning and Development Services Department

By: _____

Charles Shoemaker, Section Chief
RDMD/PDSD/Land Use Services/Site Planning

ATTACHMENTS:

Appendix A - Findings

Appendix B - Conditions of Approval

APPEAL PROCEDURE

Any interested person may appeal the decision of the Director on this permit to the Orange County Planning Commission within 15 calendar days of the decision upon submittal of required documents and a filing fee of \$760.00 filed at the Development Processing Center, 300 N. Flower St., Santa Ana.